



## AGENDA

Site Development Review Committee  
Regular Meeting  
Tuesday – November 3, 2015  
*Bryan Municipal Building*

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### NEW ITEMS:

- 1. Rezoning. RZ15-25. Blinn College West Campus.** This is a request to rezone an area from Agricultural Open (A-O) to Planned Development – Mixed Use (PD-M). This site is located at 3781 Leonard Road.  
CASE CONTACT: Martin Zimmermann (JLM)  
OWNER/APPLICANT/AGENT: Blinn College/Richard O'Malley/Kimley Horn – Chris Harris, P.E.  
SUBDIVISION: Zeno Phillips
- 2. Conditional Use. CU15-16. Club Karma.** This is request for conditional use to occupy a commercial lease space in an area current zoned Commercial (C-2). This site is located at 3705 E 29<sup>th</sup> Street.  
CASE CONTACT: Stephanie Doland (MRD)  
OWNER/APPLICANT/AGENT: Donald Ball/Eliza Cruz Valdes/None listed  
SUBDIVISION: The Oaks
- 3. Site Plan. SP15-58. Continental 355 Fund Apartments.** This is a site plan to construct a two-story apartment complex with ten buildings and a total of 216 units. This site is located at 4050 Eastchester Drive.  
CASE CONTACT: Matthew Hilgemeier (PSE/JLP)  
OWNER/APPLICANT/AGENT: Bryan Development LTD/Continental 355 Fund/Mitchell & Morgan LLP  
SUBDIVISION: Continental 355
- 4. Site Plan. SP15-59. The Tejas Center.** This is a site plan to expand an existing parking lot. This site is at 725 E. Villa Maria Road.  
CASE CONTACT: Randy Haynes (JLP)  
OWNER/APPLICANT/AGENT: Texas Center LTD/Rabon Metcalf/RME Consulting Engineers  
SUBDIVISION: Tejas Center
- 5. Site Plan. SP15-60. Iglesia Victoria Pentecostal.** This is a site plan for an expansion of this church. This site is at 1905 S. College Avenue.  
CASE CONTACT: Stephanie Doland (JLP)  
OWNER/APPLICANT/AGENT: Iglesia Victoria Pentecostal/Eliseo Salazar/Berry Engineering  
SUBDIVISION: Fair Acres
- 6. Replat. RP15-37. Stephen F Austin #9.** This is a request for replat of lot 6 in order to create lots 6-1R through 6-4R on 1.03 acres. This site is located at 2117 Palasota Drive.  
CASE CONTACT: Stephanie Doland (PSE)  
OWNER/APPLICANT/AGENT: Abel Gutierrez/Same as Applicant/Carlomagno Surveying, Inc.  
SUBDIVISION: Stephen F Austin #9

- 7. Final Plat. FP15-33. Greenbrier – Phase 13.** This is a final plat for thirty-four lots on 14.776 acres. This site is located on Thornberry Drive near River Rock Drive.  
CASE CONTACT: Randy Haynes (JLP)  
OWNER/APPLICANT/AGENT: Carter Arden Development/Same as Owner/McClure & Browne Engineering  
SUBDIVISION: Greenbrier

**REVISIONS: (May not be distributed to all members)**

- 8. Preliminary Plan. PP15-07. Miramont – Section 8.** This is a revised preliminary plan to create twenty-eight lots on 12.22 acres. This site is located near FM158 & FM1179.  
CASE CONTACT: Randy Haynes (JLP)  
OWNER/APPLICANT/AGENT: Adam Development Properties/Same as Owner/McClure & Browne  
SUBDIVISION: Miramont
- 9. Amending Plat. AP15-07. Bryan Original Townsite.** This is a revised amending plat for Block 123, Lots 1R-6R in the Bryan Original Townsite. The site consists of 1.435 acres and is located at 518 North Bryan Avenue.  
CASE CONTACT: Randy Haynes (JLM)  
OWNER/APPLICANT/AGENT: Bryan Commerce & Development/Tim Terry/Gessner Engineering  
SUBDIVISION: Bryan Original Townsite
- 10. Site Plan. SP15-45. Stephen F. Austin Middle School.** This is a revised plan to construct new buildings for use as a school and administration offices. This site is located at 801 S. Ennis Street.  
CASE CONTACT: Stephanie Doland (JLM)  
OWNER/APPLICANT/AGENT: Bryan ISD/Jeff Windsor/Gessner Engineering  
SUBDIVISION: BISD
- 11. Replat. RP15-36. Country Club Estates.** This is a revised request for replat of lot 3 in order to create lots 3A and 3B on 0.413 acres. This site is located at 312 Fairway Drive.  
CASE CONTACT: Stephanie Doland (JLM)  
OWNER/APPLICANT/AGENT: Patrick Giammalva/Same as Owner/Kerr Surveying  
SUBDIVISION: Country Club Estates – Phase 2
- 12. Rezoning. RZ15-24. Highland Park.** This is a revised request to rezone an area from Residential District 5000 (RD-5) to Planned Development – Housing (PD-H). This site is located at 4200 Aspen Street.  
CASE CONTACT: Matthew Hilgemeier (JLP)  
OWNER/APPLICANT/AGENT: Rockwater Investments-PAD Home Investments/Jeff Mazzolini/J4 Engineering  
SUBDIVISION: Highland Park